VILLAGE OF HOMEWOOD

BOARD AGENDA MEMORANDUM **DATE OF MEETING: November 10, 2026**

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Variance for Accessory Use Standards for Shed Construction at 17748 Gladville Avenue

PURPOSE

The applicant, Tony Bomar, owns the subject property located at 17748 Gladville Avenue. The applicant is requesting a variance from the accessory structure bulk and dimensional standards for property in the R-2 Single-Family Residence zoning district to permit construction of a 396-square-foot storage shed.



Figure 1: 17748 Gladville Avenue Residence

Section 44-04-14(b)(4) of the Village Zoning Ordinance limits the maximum permitted size of a shed to 144 square feet. The subject property previously contained a 140-square-foot shed that sustained significant storm damage in July. The applicant is proposing a larger replacement shed to provide additional storage for lawn care equipment, landscaping supplies, gardening tools, seasonal items, and other materials associated with routine property maintenance.

The proposed shed will be used exclusively for residential storage and property maintenance purposes and will not be used as living space or for commercial activities.

PROCESS

At its regular meeting on October 22, 2026, the Homewood Planning and Zoning Commission reviewed the request. With six (6) of the seven (7) commission members present, the Commission voted unanimously to recommend approval of the variance.

OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the Applicant, and considered the applicant's response to the Standards for a Variance. The following Findings of Fact were incorporated into the record:

1. The subject property is a 0.19-acre parcel, identified as Cook County PIN #29-31-204-033-0000.
2. The subject property is owned by Tony Bomar, the applicant for the proposed variance.

3. The subject property is located within the R-2 Single-Family Residence zoning district.
4. The subject property is occupied by a single-family residential home with an attached garage.
5. The subject property previously contained a 140-square-foot accessory storage shed that sustained storm damage.
6. The applicant states that the existing property layout and available storage areas are insufficient to accommodate the equipment and materials necessary to maintain and improve the property.
7. The applicant is requesting a variance to permit the construction of a 396-square-foot accessory storage building to accommodate residential storage and property maintenance needs.
8. The proposed accessory storage building is not proposed for use as living space or for commercial activities.
9. The proposed variance has been evaluated in accordance with the applicable standards for variance approval set forth in Section 44-07-12 of the Village Zoning Ordinance.

FINANCIAL IMPACT

None

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a variance from Subsection 44-04-14(b)(4)b.1 of the Homewood Zoning Ordinance, to allow the construction of a storage shed that exceeds the size maximum permitted by right, with the conditions that (1) the shed shall be used solely for accessory residential storage purposes and shall not be used as living space or for commercial activities; and (2) the shed shall not exceed a maximum height of 14 feet, measured in accordance with the Village Zoning Ordinance.

ATTACHMENT(S)

Ordinance